

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Great Falls

State: MT

PJ's Total HOME Allocation Received: \$5,963,373

PJ's Size Grouping*: C

PJ Since (FY): 1995

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 3				
% of Funds Committed	93.34 %	96.09 %	3	93.41 %	43	45	
% of Funds Disbursed	89.92 %	93.96 %	3	84.68 %	66	71	
Leveraging Ratio for Rental Activities	7.38	5.92	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	100.00 %	1	80.76 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	97.80 %	88.80 %	2	68.18 %	93	96	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.71 %	90.14 %	3	80.32 %	50	56	
% of 0-30% AMI Renters to All Renters***	40.37 %	42.52 %	3	45.16 %	41	40	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.76 %	99.32 %	3	95.04 %	47	49	
Overall Ranking:			In State:	2 / 3	Nationally:	88 90	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$8,854	\$13,543		\$26,037	161 Units	26.20 %	
Homebuyer Unit	\$10,400	\$9,541		\$14,755	448 Units	73.00 %	
Homeowner-Rehab Unit	\$17,764	\$15,698		\$20,487	5 Units	0.80 %	
TBRA Unit	\$0	\$103		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Great Falls MT

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$59,921	\$79,255	\$17,764
State:*	\$75,795	\$90,349	\$14,699
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.88

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	92.5	93.5	100.0	0.0
Black/African American:	0.0	0.2	0.0	0.0
Asian:	1.3	0.0	0.0	0.0
American Indian/Alaska Native:	3.8	3.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	1.3	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	1.1	0.0	0.0

ETHNICITY:				
Hispanic	0.0	2.0	0.0	0.0

HOUSEHOLD SIZE:				
1 Person:	89.3	19.6	20.0	0.0
2 Persons:	6.3	30.1	40.0	0.0
3 Persons:	3.8	24.8	20.0	0.0
4 Persons:	0.0	16.1	0.0	0.0
5 Persons:	0.6	5.6	0.0	0.0
6 Persons:	0.0	2.5	0.0	0.0
7 Persons:	0.0	0.9	20.0	0.0
8 or more Persons:	0.0	0.4	0.0	0.0

HOUSEHOLD TYPE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	15.7	19.9	0.0	0.0
Elderly:	76.1	0.2	20.0	0.0
Related/Single Parent:	5.0	42.9	60.0	0.0
Related/Two Parent:	1.9	31.7	20.0	0.0
Other:	1.3	5.4	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	3.1	2.5 [#]
HOME TBRA:	0.0	
Other:	49.1	
No Assistance:	47.8	

of Section 504 Compliant Units / Completed Units Since 2001 109

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Great Falls State: MT Group Rank: 88
(Percentile)
State Rank: 2 / 3 PJs Overall Rank: 90
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	97.8	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	98.76	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.46	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

